EXISTING STRUCTURE AREA IN SQ.M AS PER R.M.C. SURVEY CALCULATION	
PLOT-1	
A	153.72 SQ.MT.
PLOT-2	
E	90.00 SQ.MT.
F	65.00 SQ.MT.
G	948.00 SQ.MT.
I	210.00 SQ.MT.
L	185.00 SQ.MT.
TOTAL	1452.00 SQ.MT.

R.G. AREA CALCULATION

A	1/2 X 40.52 X 12.11 X 1NO	=	245.61 SQ.MT.	
B	1/2 X 40.52 X 18.30 X 1NO	=	370.76 SQ.MT.	
C	1/2 X 23.58 X 2.57 X 1NO	=	30.30 SQ.MT.	
D	1/2 X 39.63 X 3.52 X 1NO	=	69.75 SQ.MT.	
E	1/2 X 37.88 X 8.55 X 1NO	=	161.94 SQ.MT.	
F	1/2 X 8.89 X 1.89 X 1NO	=	8.45 SQ.MT.	
G	1/2 X 10.82 X 3.10 X 1NO	=	18.77 SQ.MT.	
H	1/2 X 33.75 X 5.49 X 1NO	=	92.64 SQ.MT.	
I	1/2 X 33.06 X 9.82 X 1NO	=	115.92 SQ.MT.	
J	1/2 X 42.55 X 13.30 X 1NO	=	282.96 SQ.MT.	
	TOTAL ADDITION	=	1415.10 SQ.MT.	

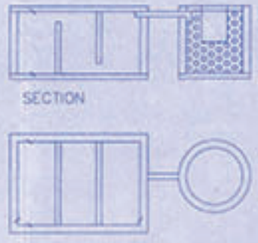
FLAT AREA STATMENT
IN SQ.MT.

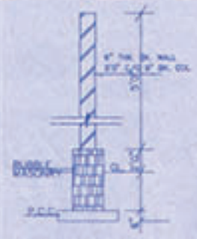
FLAT CARPET AREA IN SQ.MT.	% REQ.	RES/FLATS	PROP/FLATS
UP TO 40	20/100% %	10	64
40 TO 60	10 %	8	12
60 TO 70	10 %	12	08
ABOVE 70	—	—	—
	TOTAL		76

PARKING AREA STATEMENT

FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	PROPOSED CAR
BELOW 30	64	—	—
30 TO 45	—	—	—
45 TO 70	12	08	08
COMMERCIAL AREA PER 80SQM.	—		
TOTAL	76	08	08
STILT PARKING	08		
OPEN PARKING			

LOCATION PLAN
SCALE 1:5000





DOORS & WINDOWS SCHEDULE

	SIZE W X H.	AREA IN SQ.MTS.	DISCRIPTION
D	1.00M. X 2.15M.	2.15	T.W.FLUSHED DOOR
D1	0.90M. X 2.15M.	1.93	T.W.PANELLED DOOR
D2	0.75M. X 2.00M.	1.50	
S	1.50M. X 1.20M.	1.80	ALLUMINIUM SLIDING
FW	1.50M. X 2.15M.	3.22	ALLUMINIUM F.W.
W1	0.90M. X 1.20M.	1.08	ALLUMINIUM LOUVERS
V	1.50M. X 0.45M.	0.67	ALUMINIUM LOUVERS & F.P. W.
RS			ROLLING SHUTTER

TOTAL BUILT-UP AREA STATEMENT

BLDG. NOS.	BLDG. TYPE	FLOOR	FLOOR AREA	TOTAL BUILT UP AREA sq.m	EX.BALC. AREA	STAIRCASE AREA	NO. OF FLATS
1	A	ST+06	ST.- 20.91 TYP.- 366.55 5 - 362.25	2365.91	–	–	29 FLATS
1	B	ST+06	ST.- 19.93 TYP.- 204.22 5 - 174.68	1215.71	–	–	47 FLATS
TOTAL				3581.62	–	–	76 FLATS

LAYOUT PLAN
SCALE-1:500

PLOT AREA DIAGRAM
SCALE-1:500

AREA CALCULATION
PLOT-2 PHASE -I

1	1/2 X 27.41 X 10.06 X 1NO	=	138.17 SQ.MT.	
2	1/2 X 43.84 X 11.41 X 1NO	=	344.67 SQ.MT.	
3	1/2 X 45.37 X 38.83 X 1NO	=	880.87 SQ.MT.	
4	1/2 X 51.78 X 8.50 X 1NO	=	263.06 SQ.MT.	
5	1/2 X 57.78 X 12.56 X 1NO	=	360.01 SQ.MT.	
6	1/2 X 42.05 X 5.73 X 1NO	=	120.47 SQ.MT.	
7	1/2 X 1.37 X 3.55 X 1NO	=	19.55 SQ.MT.	
8	1/2 X 30.44 X 7.85 X 1NO	=	119.55 SQ.MT.	
9	1/2 X 28.76 X 4.76 X 1NO	=	68.68 SQ.MT.	
10	1/2 X 20.31 X 2.85 X 1NO	=	40.14 SQ.MT.	
11	1/2 X 33.61 X 3.48 X 1NO	=	58.46 SQ.MT.	
12	1/2 X 41.78 X 7.70 X 1NO	=	160.55 SQ.MT.	
13	1/2 X 11.78 X 0.83 X 1NO	=	4.86 SQ.MT.	
14	1/2 X 0.32 X 0.14 X 1NO	=	0.02 SQ.MT.	
15	1/2 X 0.32 X 0.13 X 2 NOS.	=	0.04 SQ.MT.	
16	1/2 X 43.34 X 22.49 X 1NO	=	487.38 SQ.MT.	
17	1/2 X 44.59 X 5.41 X 1NO	=	119.53 SQ.MT.	
18	1/2 X 3.81 X 0.38 X 1NO	=	1.10 SQ.MT.	
19	1/2 X 18.02 X 6.06 X 1NO	=	37.63 SQ.MT.	
20	1/2 X 25.53 X 12.12 X 1NO	=	153.50 SQ.MT.	
21	1/2 X 38.54 X 15.01 X 1NO	=	289.24 SQ.MT.	
22	1/2 X 36.17 X 10.32 X 1NO	=	186.64 SQ.MT.	
23	1/2 X 24.48 X 5.75 X 1NO	=	70.41 SQ.MT.	
24	1/2 X 29.07 X 5.49 X 1NO	=	88.87 SQ.MT.	
25	1/2 X 19.54 X 11.67 X 1NO	=	114.02 SQ.MT.	
26	1/2 X 18.64 X 16.85 X 1NO	=	157.04 SQ.MT.	
27	1/2 X 19.83 X 4.63 X 1NO	=	45.89 SQ.MT.	
	TOTAL ADDITION	=	4326.30 SQ.MT.	

PLOT -2 AREA UNDER NALA CALCULATION

1	1/2 X 3.50 X 0.54 X 1NO	=	1.85 SQ.MT.	
2	1/2 X 23.68 X 2.85 X 1NO	=	34.90 SQ.MT.	
3	1/2 X 21.88 X 2.87 X 1NO	=	31.40 SQ.MT.	
4	1/2 X 2.96 X 0.35 X 1NO	=	0.52 SQ.MT.	
5	1/2 X 11.53 X 2.54 X 1NO	=	14.59 SQ.MT.	
6	1/2 X 11.53 X 1.98 X 1NO	=	11.47 SQ.MT.	
7	1/2 X 4.33 X 2.40 X 1NO	=	5.30 SQ.MT.	
8	1/2 X 4.33 X 2.42 X 1NO	=	5.24 SQ.MT.	
9	1/2 X 9.76 X 2.11 X 1NO	=	10.49 SQ.MT.	
10	1/2 X 9.76 X 2.30 X 1NO	=	11.22 SQ.MT.	
11	1/2 X 2.82 X 1.01 X 1NO	=	1.32 SQ.MT.	
12	1/2 X 4.58 X 2.47 X 1NO	=	5.82 SQ.MT.	
13	1/2 X 4.58 X 2.75 X 1NO	=	6.31 SQ.MT.	
14	1/2 X 5.76 X 2.14 X 1NO	=	6.14 SQ.MT.	
15	1/2 X 5.76 X 2.36 X 1NO	=	6.77 SQ.MT.	
16	1/2 X 4.65 X 2.29 X 1NO	=	5.36 SQ.MT.	
17	1/2 X 4.65 X 2.37 X 1NO	=	5.84 SQ.MT.	
18	1/2 X 1.90 X 1.83 X 1NO	=	3.74 SQ.MT.	
19	1/2 X 3.87 X 1.84 X 1NO	=	3.76 SQ.MT.	
20	1/2 X 6.40 X 2.56 X 2 NOS.	=	21.63 SQ.MT.	
21	1/2 X 2.73 X 0.50 X 1NO	=	0.77 SQ.MT.	
22	1/2 X 6.40 X 2.56 X 1NO	=	10.78 SQ.MT.	
23	1/2 X 0.72 X 0.12 X 1NO	=	0.04 SQ.MT.	
24	1/2 X 0.72 X 0.17 X 1NO	=	0.06 SQ.MT.	
25	1/2 X 6.40 X 1.38 X 1NO	=	4.40 SQ.MT.	
26	1/2 X 5.00 X 2.31 X 1NO	=	3.85 SQ.MT.	
27	1/2 X 6.38 X 1.31 X 1NO	=	8.38 SQ.MT.	
28	1/2 X 2.85 X 0.97 X 1NO	=	1.41 SQ.MT.	
	TOTAL ADDITION	=	219.83 SQ.MT.	
	Set	=	220.00 SQ.MT.	

AREA CALCULATION
PLOT -2 PHASE -II

1	1/2 X 7.46 X 0.31 X 1NO	=	1.16 SQ.MT.	
2	1/2 X 10.68 X 3.27 X 1NO	=	17.43 SQ.MT.	
3	1/2 X 4.38 X 1.85 X 1NO	=	4.23 SQ.MT.	
4	1/2 X 11.06 X 1.87 X 1NO	=	10.37 SQ.MT.	
5	1/2 X 11.06 X 4.78 X 1NO	=	26.51 SQ.MT.	
6	1/2 X 7.68 X 3.31 X 1NO	=	12.71 SQ.MT.	
7	1/2 X 9.54 X 1.97 X 1NO	=	8.11 SQ.MT.	
8	1/2 X 9.54 X 4.30 X 1NO	=	20.03 SQ.MT.	
9	1/2 X 7.70 X 3.99 X 1NO	=	15.36 SQ.MT.	
10	1/2 X 11.96 X 5.10 X 1NO	=	45.80 SQ.MT.	
11	1/2 X 13.23 X 3.82 X 1NO	=	25.29 SQ.MT.	
12	1/2 X 8.88 X 3.09 X 1NO	=	13.72 SQ.MT.	
13	1/2 X 8.88 X 1.35 X 1NO	=	6.68 SQ.MT.	
14	1/2 X 56.05 X 8.20 X 1NO	=	229.81 SQ.MT.	
15	1/2 X 80.67 X 36.15 X 1NO	=	1443.53 SQ.MT.	
16	1/2 X 80.67 X 41.27 X 1NO	=	1670.82 SQ.MT.	
17	1/2 X 64.43 X 25.35 X 1NO	=	816.65 SQ.MT.	
18	1/2 X 64.43 X 14.23 X 1NO	=	458.10 SQ.MT.	
	TOTAL ADDITION	=	4849.26 SQ.MT.	
PHASE -I + NALA + PHASE -II		=	8255.13 SQ.MT.	

PLOT-1 AREA CALCULATION

A	1/2 X 14.53 X 3.81 X 1NO	=	26.23 SQ.MT.
B	1/2 X 22.28 X 6.82 X 1NO	=	75.87 SQ.MT.
C	1/2 X 28.44 X 4.85 X 1NO	=	68.45 SQ.MT.
D	1/2 X 41.50 X 14.96 X 1NO	=	310.42 SQ.MT.
E	1/2 X 43.99 X 9.96 X 1NO	=	219.07 SQ.MT.
	TOTAL ADDITION	=	700.14 SQ.MT.

STAMP OF APPROVAL OF PLAN
SHEET NO. 1/4

संमतीचा नकाशा मंजूर.
ठेवले दुसऱ्या टपालीयाप्रमाणे व संमतीचा दाखला
दाखला क्र.कडोंमपा/नरी/बां/वरि-दुसरे/2094-97/09
दिनांक 06/02/2018
दिनेश अहिरराव

महानगरपालिका
कल्याण डोंबिवली महानगरपालिका

सहायक संचालक
नगर रचना कल्याण डोंबिवली महानगरपालिका

PROFORMA – I
(Sr.No. 3,10,11&19 IN ANNEXURE 'Y')

A. AREA STATEMENT AREA(IN SQ.MT.)

1		AREA OF PLOT	(9405.00 + 2165.00)	11570.00
	a	AREA OF PLOT AS PER MEASUREMENT	(9200.00 + 1965.00)	11170.00
2		DEDUCTION FOR		
	a	18.00 M.W. ROAD SET BACK	(125.00 + 950.00)	1075.00
	b	AREA UNDER NALLA		200.00
		TOTAL (a+b)		1275.00
		BALANCE AREA PLOT (1 MINUS 2)		9895.00
		AREA PLOT AS PER AGREEMENT	PLOT-1 / 700.00	PLOT-2 / 9195.00
3				
4		DEDUCTIONS FOR		
	a	LESS 15% R.G.		1379.25
				7815.75
5		NET AREA PLOT (3 MINUS 4)		
6		ADDITIONS FOR FLOOR SPACE INDEX		
	2a)	100% OF ROAD SET BACK AREA 1075.00X2.15		2311.25
	2b)	AREA UNDER NALLA		
7		TOTAL AREA PLOT (5 PLUS 6)		10127.00
8		FLOOR SPACE INDEX PERMISSIBLE		1.00
9		FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 80 % OF THE BALANCE AREA VIDE ITEM 5 ABOVE)		
10		PERMISSIBLE FLOOR AREA (7x8) PLUS 9 ABOVE		10127.00
11		EXISTING FLOOR AREA		1452.00
12		PROPOSED FLOOR AREA		3581.62
13		EXCESS BALCONY AREA TAKEN IN TO F.S.I.		107
14		TOTAL BUILT AREA PROPOSED (11+12+13)		3043.62

B. BALCONY STATEMENT

PERMISSIBLE BALCONY AREA PER FLOOR	SHOWN IN TABLE
PROPOSED BALCONY AREA PER FLOOR	
EXCESS BALCONY AREA PER FLOOR	
TOTAL EXCESS BALCONY AREA ALL FLOORS	

C TENEMENT STATEMENT

PROPOSED AREA (ITEM A-12 ABOVE)	3581.62
LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	
AREA AVAILABLE FOR TENTMENTS (1 MINUS 2)	3581.62
TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTORE)	107
TENEMENTS PROPOSED	76 FLATS
TENEMENTS EXISTING	
TOTAL TENEMENTS ON THE PLOT	76 FLATS

E TRANSPORT VEHICLES PARKING

SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERANCE ON AND THAT THE DIMENTIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECEIPTS

LEGENDS

PLOT BOUNDARY SHOWN IN RED
PROP. WORK SHOWN IN PINK
GROUNDAGE WORK SHOWN IN YELLOW
EXISTING WORK TO BE DEMOLISHED - SHOWN IN DOTTED YELLOW
ROAD SET BACK LINE SHOWN IN GREEN
RESERVATION APPROPRIATE COLOUR CODE
EXISTING STREET SHOWN IN DOTTED YELLOW
EXISTING BUILDING SHOWN IN BLUE
ALL EXT. & INT. WALLS ARE 6" THK

ARCHITECT: ANIL R. NIRGUDE.

SIGNATURE OF OWNERS.

422 01 DRG. NO.	PROPOSED BUILDING PLAN ON PLOT BEARING O.S. NO.16 H.NO.8/2, PLOT NO:2 AT VILLAGE CHIKANGHAR, TAL. KALYAN DIST. THANE FOR VIKRAM VISHNU GHOR & OTHER'S C. A. HOLDER : GUL PANJWANI & OTHERS
AS SHOWN SCALE	
23/11/17 DATE	
ANIL CHD. BY.	VITAN CONSULTANTS ARCHITECTS & ENGINEERS B-101,Bindu Tower,1st Floor,Opp Lourdes English School, Santoshi Mata Road , Kalyan – 421301
krishnan CAD/DRN	